



# PUBLIC MEETING FOR PROPOSED LAND ACQUISITION AT WASHINGTON NAVY YARD, WASHINGTON D.C.

National Environmental Policy Act  
Section 106, National Historic Preservation Act

# PUBLIC MEETING FOR PROPOSED LAND ACQUISITION AT THE WNY

## AGENDA

---

ABOUT THE WASHINGTON NAVY YARD (WNY)

---

WHAT THE NAVY IS PROPOSING

---

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

---

SECTION 106 OF THE NATIONAL HISTORIC  
PRESERVATION ACT (NHPA)

---

PUBLIC COMMENT SESSION

---

# ABOUT THE WASHINGTON NAVY YARD





# WNY HISTORY

- Established in 1799
- Navy's oldest shore establishment



1799

- Ordnance production



1850's

1850's to 1961

- WNY Annex becomes Southeast Federal Center (SEFC) and is transferred to U.S. General Services Administration (GSA)



1962

1963

2005



- Shipbuilding and repair facility



- Eastern Section - WNY remains under Navy Control
- Western Section - Navy Yard Annex



- GSA sells development rights to the SEFC E Parcels to a developer



# WHAT THE NAVY IS PROPOSING







# The Proposed Action

To obtain 6 acres of land on the Southeast Federal Center (the SEFC E Parcels) to improve the overall antiterrorism/force protection (AT/FP) posture of the WNY.



# WHAT IS AT/FP?

Antiterrorism/Force Protection (AT/FP) programs integrate physical security, law enforcement, and emergency management

- Routinely implemented at military installations across the country
- Designed to proactively detect and prevent terrorist attacks against military and civilian personnel, family members, facilities, and associated equipment and infrastructure critical to the military mission
- Prepare military installations to plan for, defend against, and respond to terrorist incidents

AT/FP conformance evaluation at the WNY informed Navy that the acquisition of the SEFC E Parcels is recommended to protect the buildings in the northwest area of the WNY and the activities it hosts

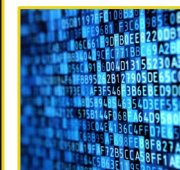




# WHY IS THE NAVY PROPOSING TO ACQUIRE THE SEFC E PARCELS?

## To Improve WNY AT/FP Posture

- Increase physical security and antiterrorism mitigation measures
- Protect mission-critical activities conducted at WNY from visual surveillance and acoustic and electronic eavesdropping
- Reduce encroachment threat posed by existing development rights on SEFC E Parcels
- Enhance overall safety of personnel, facilities, and infrastructure at WNY



# NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)



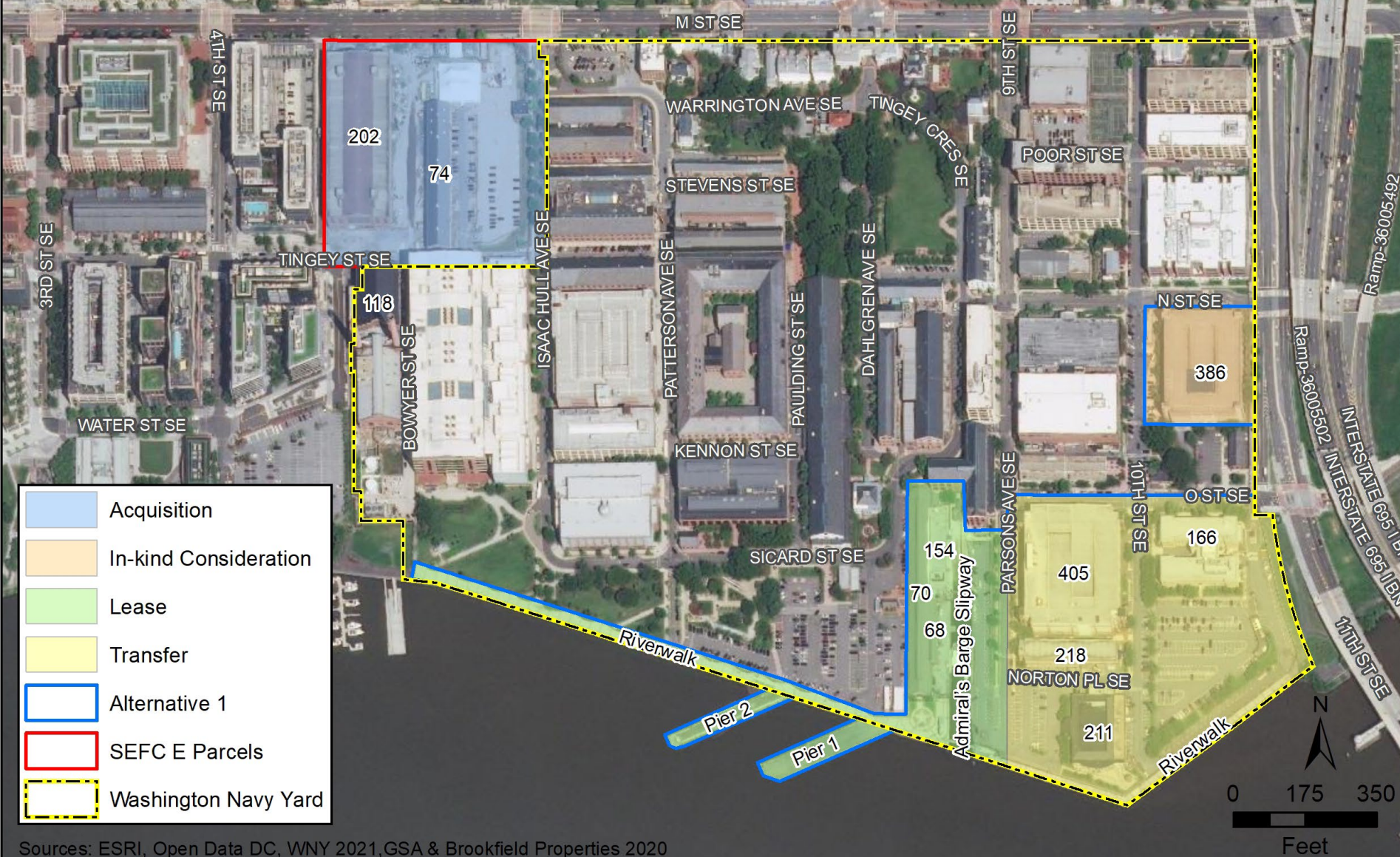
# PRELIMINARY ACTION ALTERNATIVES

The Navy plans to study two alternatives for the proposed acquisition of the SEFC E Parcels, as well as a no action alternative

Two preliminary action alternatives meet the purpose and need for the Proposed Action:

- Alternative 1: Land Acquisition through Land Exchange
- Alternative 2: Direct Land Acquisition





**Transfer:**  
Bldgs. 166, 211, 218 and associated parking areas (Bldg. 405 and surface parking areas)

**Lease:**  
Bldgs. 68, 70, 154, Admiral's Barge Slipway, Riverwalk, and Piers 1 and 2

**In-kind Consideration:**  
Bldg. 386

## Alternative 1: Land Acquisition through Land Exchange



# WHAT WOULD HAPPEN TO THE SEFC E PARCELS UNDER ALTERNATIVE 1?

**The Navy Proposes Three Alternative Reuses of the SEFC E Parcels that Support the Navy's AT/FP Requirements and Military Mission.**

**After obtaining the parcels, the Navy would...**

Construct a new National Museum of the United States Navy, or



Incorporate within the WNY fence line and construct Navy administrative facilities, or

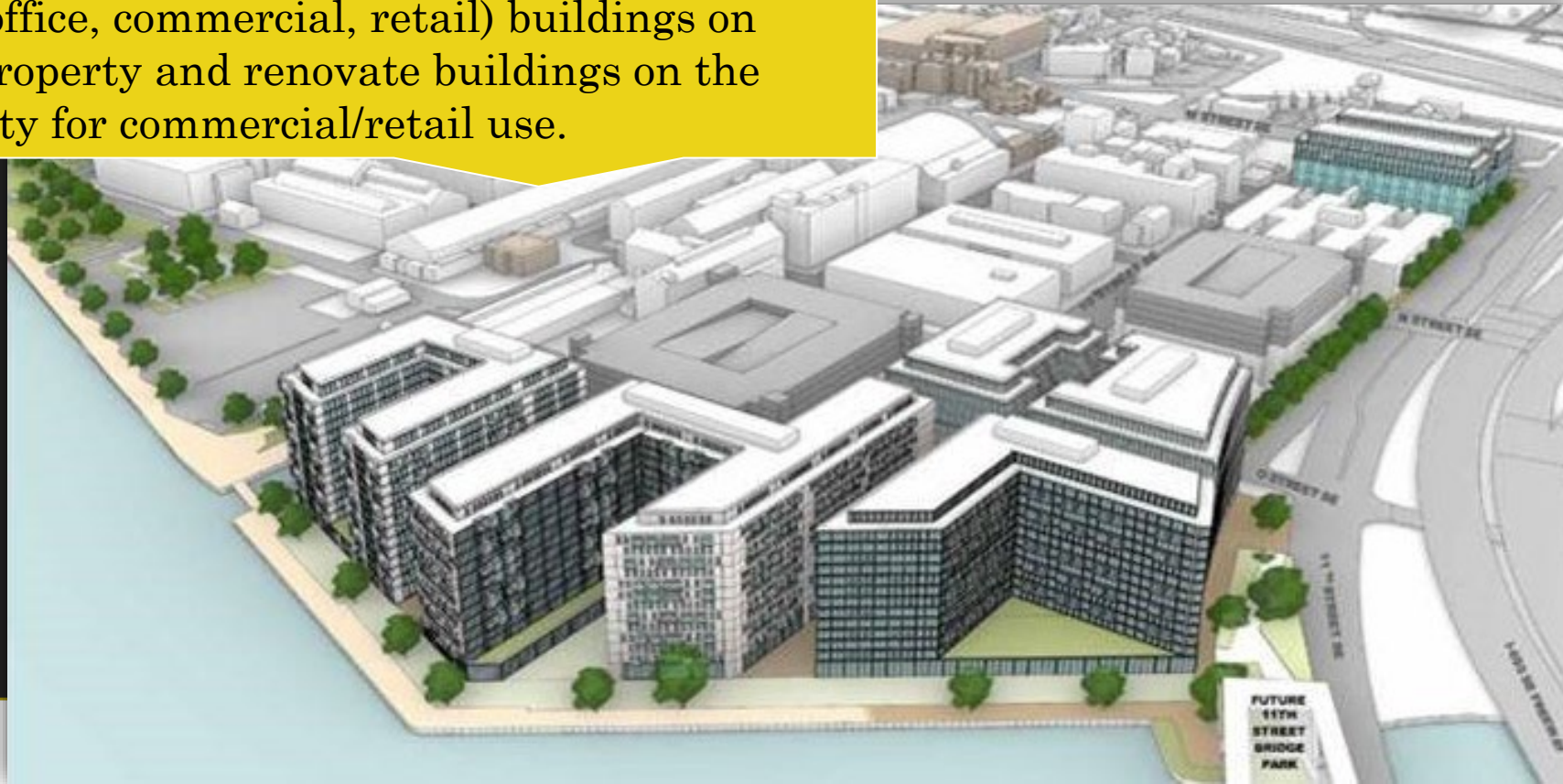


Incorporate within the WNY fence line and leave parcels in their current underdeveloped state, with no foreseeable development planned



# WHAT WOULD HAPPEN TO THE SOUTHEAST CORNER OF WNY?

Developer would potentially construct mixed-use (residential, office, commercial, retail) buildings on transferred property and renovate buildings on the leased property for commercial/retail use.



Conceptual drawing, not actual developer plan









# WHAT WOULD HAPPEN TO THE SEFC E PARCELS UNDER ALTERNATIVE 2?

**The Navy Proposes Three Alternative Reuses of the SEFC E Parcels that Support the Navy's AT/FP Requirements and Military Mission.**

**After obtaining the parcels, the Navy would...**

Construct a new National Museum of the United States Navy, or



Incorporate within the WNY fence line and construct Navy administrative facilities, or



Incorporate within the WNY fence line and leave parcels in their current underdeveloped state, with no foreseeable development planned



# NO ACTION ALTERNATIVE

- Developer could exercise its development rights to construct several multi-story buildings, up to approximately 110 feet in height, on SEFC E Parcels
- Mission-critical activities would operate inconsistently with AT/FP requirements, thereby threatening national security



# ENVIRONMENTAL RESOURCES TO BE EVALUATED IN EIS

- Transportation
- Land Use/Zoning
- Cultural Resources
- Hazardous Materials and Wastes
- Construction Noise
- Air Quality
- Socioeconomics
- Environmental Justice
- Utilities and Infrastructure
- Geological Resources
- Biological Resources
- Water Resources



# THE NEPA PROCESS

**Notice of Intent**  
February 18, 2022

Announces the Navy's intent to prepare an Environmental Impact Statement (EIS).

**We  
Are  
Here**

**Public Scoping Period**  
February 18 - March 21, 2022

Public process to identify potential alternatives, information and analysis relevant to the proposed action, and to solicit input on specific resources and issues the public would like to see addressed in the EIS. The Navy is holding virtual public scoping meetings on March 8 and 9, 2022.

**Draft EIS**

The Navy will collect and consider all comments received during the public scoping period and prepare the Draft EIS.

**Draft EIS  
Public Comment Period**  
Fall 2022

The next opportunity for public comment. The Navy will hold public meetings during this time.

**Final EIS**

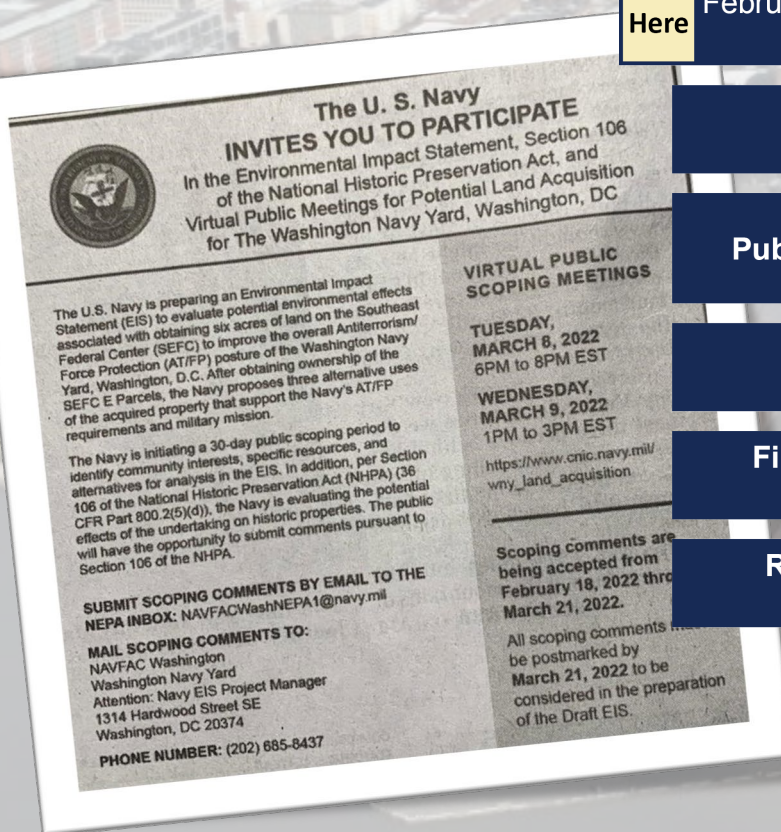
The Navy will consider all comments received during the Draft EIS public comment period and prepare the Final EIS.

**Final EIS Wait Period**  
Spring 2023

The Navy will publish the Final EIS. The Final EIS documents comments received on the Draft EIS and includes a response to comments.

**Record of Decision**  
Spring 2023

Announces the formal decision on the Proposed Action.





# SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT (NHPA)





# SECTION 106 PROCESS

- Agencies and the public provide input before a final decision is made
- Agencies that may be interested in the Navy's Proposed Action include:

---

D.C. State Historic Preservation Officer  
(SHPO)

---

---

Advisory Council on Historic Preservation

---

---

National Park Service, National Capital Area

---

---

National Capital Parks – East

---

---

D.C. Office of Planning

---

---

National Capital Planning Commission

---

---

U.S. Commission of Fine Arts

---

---

Advisory Neighborhood Commissions

---

---

Capitol Hill Restoration Society

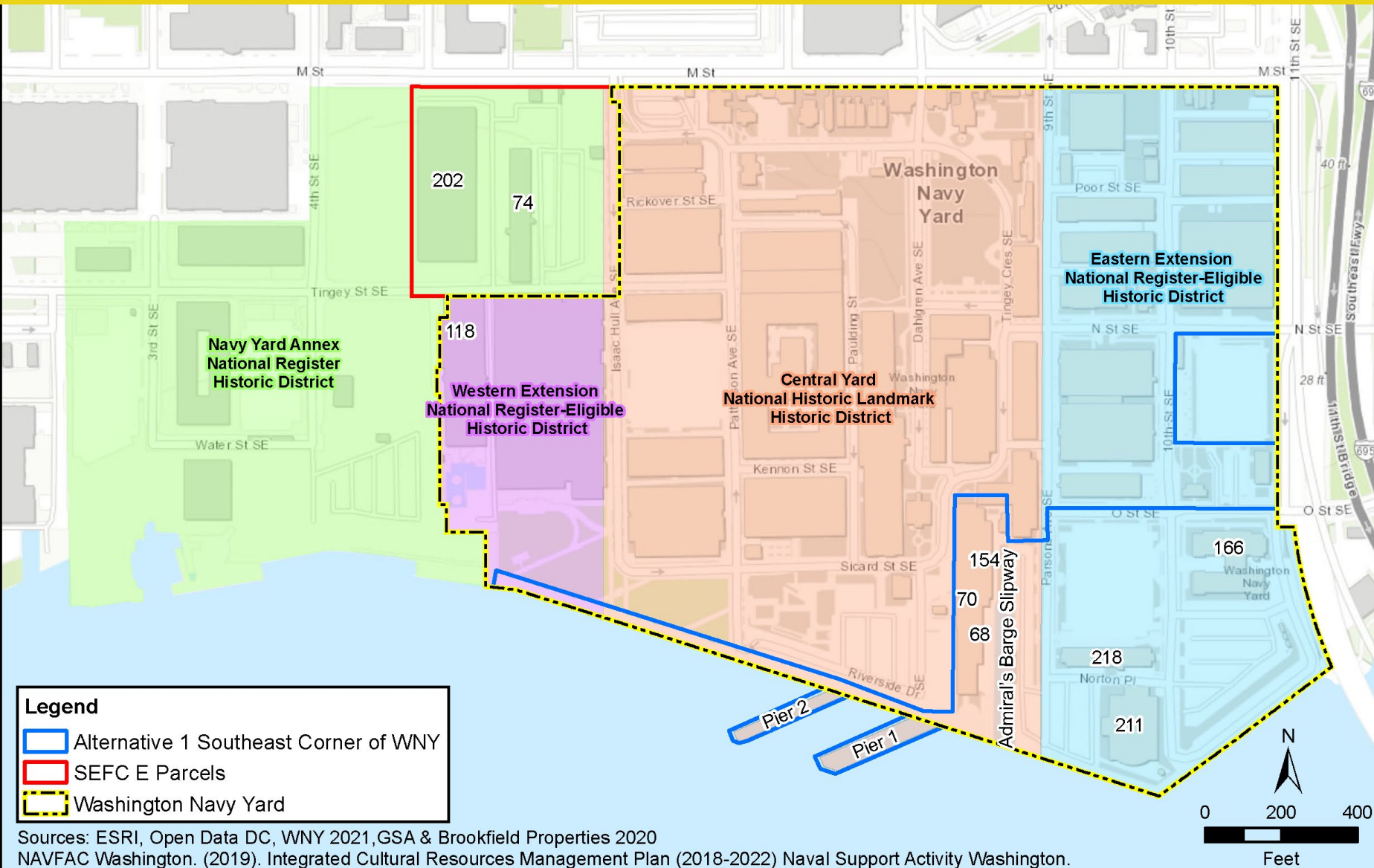
---

---

Capitol Riverfront Business Improvement  
District

---





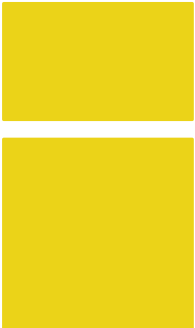
WNY Historic District first listed in National Register of Historic Places in 1973

Designated a National Historic Landmark in 1976

# Washington Navy Yard Historic Districts



# HISTORIC PROPERTIES AT THE SEFC E PARCELS



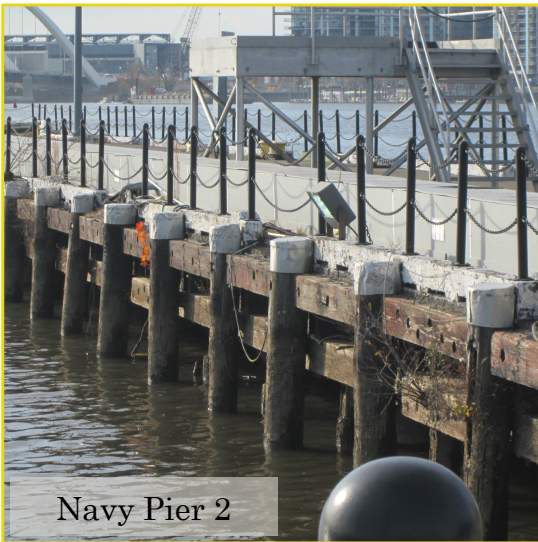
Building #	Year Built	Historic District
Navy Yard Wall	1906	Navy Yard Annex
74	1938	Navy Yard Annex
202	1941	Navy Yard Annex
118	1904	Navy Yard Annex



For more information on each building, please refer to the Section 106 Factsheet posted on project website



# HISTORIC PROPERTIES AT THE WNY SOUTHEAST CORNER



Admiral's  
Barge  
Slipway



Building #	Year Built	Historic District
68	1901	Central Yard
70	1897	Central Yard
166	1918	Eastern Extension
Admiral's Barge Slipway	1855	Central Yard
Piers 1 & 2	1942	Central Yard



For more information on each building, please refer to the Section 106 Factsheet posted on project website



# PUBLIC COMMENT SESSION



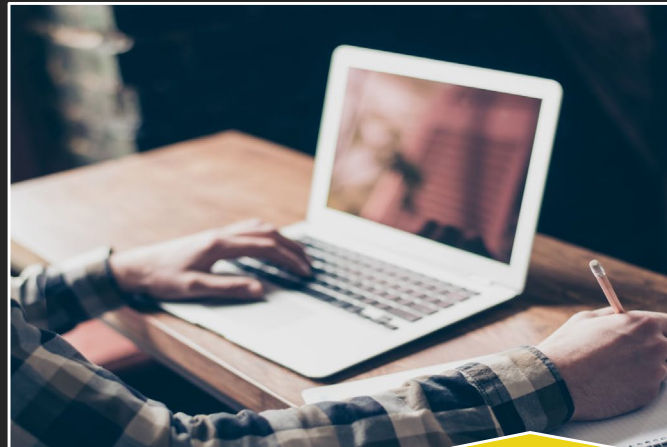
# PUBLIC INVOLVEMENT

## Your Participation / How to Provide Comments

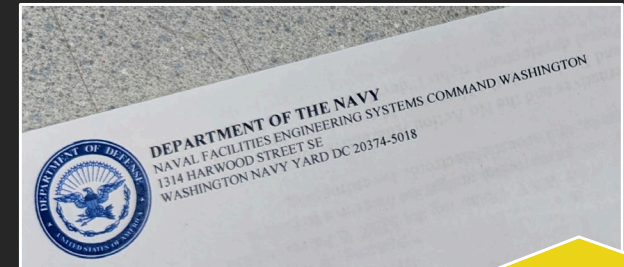
- Media should contact the Public Affairs Officer at (202) 433-2669
- The public may submit comments in any of the following ways:



Participate in one of the virtual public meetings



Submit an electronic comment via the email:  
[NAVFACWashNEPA1@navy.mil](mailto:NAVFACWashNEPA1@navy.mil)



Mail written comments to:  
NAVFAC Washington,  
Washington Navy Yard,  
ATTN: Navy EIS Project Manager,  
1314 Harwood Street SE, Bldg. 212  
Washington, D.C. 20374

Public comments must be submitted electronically or postmarked by **March 21, 2022 (11:59 EDT)** to be considered in the development of the Draft EIS